063.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	719,400 /	719,400
USE VALUE:	719,400 /	719,400
ASSESSED:	719,400 /	719,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BROOKDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN BRENDAN T
Owner 2:	
Owner 3:	
Street 1:	19 BROOKDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8300.000	251,100		468,300	719,400
Total Card	0.191	251,100		468,300	719,400
Total Parcel	0.191	251,100		468,300	719,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.43 | /Parcel: 485.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	40672
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 063.0-0002-0001.0

!5485!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,200	0	8,300.	468,300	719,500	719,500	Year End Roll	12/18/2019
2019	101	FV	213,000	0	8,300.	434,900	647,900	647,900	Year End Roll	1/3/2019
2018	101	FV	213,000	0	8,300.	434,900	647,900	647,900	Year End Roll	12/20/2017
2017	101	FV	213,000	0	8,300.	381,300	594,300	594,300	Year End Roll	1/3/2017
2016	101	FV	213,000	0	8,300.	347,900	560,900	560,900	Year End	1/4/2016
2015	101	FV	200,200	0	8,300.	307,700	507,900	507,900	Year End Roll	12/11/2014
2014	101	FV	200,200	0	8,300.	291,000	491,200	491,200	Year End Roll	12/16/2013
2013	101	FV	200,200	0	8,300.	277,000	477,200	477,200		12/13/2012

PRINT

Date	Time
12/10/20	20:22:27

LAST REV

Date	Time
09/27/18	11:59:32
apro	

TAX DISTRICT | PAT ACCT. 5485

USER DEFINED

Prior Id # 1:	40672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN MARY	26724-500		10/4/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2004	707	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
12/18/2008	Meas/Inspect	294	PATRIOT
11/6/1999	Inspected	266	PATRIOT
10/5/1999	Measured	163	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8300		Sq. Ft.	Site		0	70.	0.81	12									468,298						468,300	

Total AC/HA:	0.19054	Total SF/SM:	8300	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	468,298	Spl Credit		Total:	468,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98505002
Adj $ / SQ:	139.631
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341173
Depreciation:	90070
Depreciated Total:	251103

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

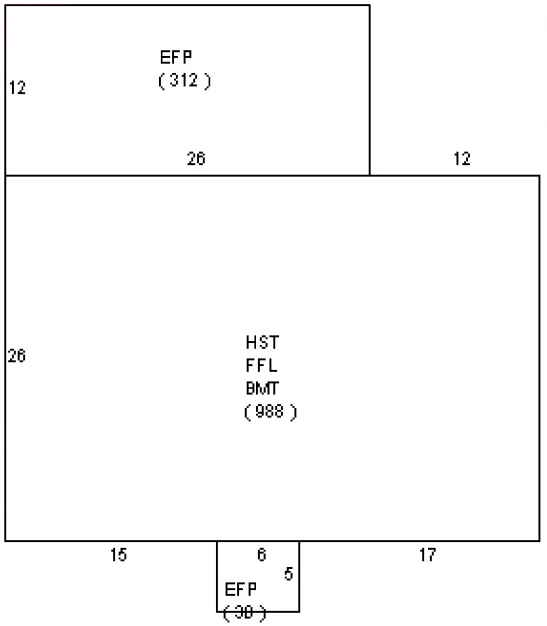
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.63
Special Features:	0	Val/Su Net:	89.30
Final Total:	251100	Val/Su SzAd	169.43

SKETCH



Sum Area By Label :
EFP = 342
HST = 988
FFL = 988
BMT = 988

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	41.890	41,387
FFL	First Floor	988	139.630	137,955
HST	Half Story	494	139.630	68,978
EFP	Enclos Porch	342	34.660	11,854

Net Sketched Area:		2,812		Total:	260,174
Size Ad	1482	Gross Are	3306	FinArea	1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: